

APPROVED 04/08/08

At 6:05 pm Cordes called the meeting to order. Present were Selectmen Gene Cordes and Donald Gates Jr; and Town Administrator Heidi Carlson.

OLD BUSINESS

1. Selectmen reviewed the minutes for 27 March 2008. Some clarifications were made and typos corrected. Cordes made a motion to accept the minutes as corrected. Gates seconded and the vote was unanimously approved 2-0.

In review of the non-public session minutes, Selectmen realized they had erred in not sealing the two non-public session minutes from last week concerning the legal matter and the discussion about acquisition of land. A motion was made by Cordes and seconded by Gates to seal the Session I minutes indefinitely due to their potential to affect adversely the reputation of individuals; and seal the Session II minutes until such time as release of the discussion of land acquisition information would not benefit a party whose interests are adverse to those of the Town of Fremont. Gates seconded this motion and it was voted unanimously in favor 2-0

2. Cordes provided updates from the Planning Board meeting last night regarding the Board's work on the Capital Improvement Plan. Several departments have submitted information that needs either further clarification; or more information on long-term planning. He asked for information to be sent back out to those departments to get more detail on each of the proposals. These items include the build-out of a Highway Department maintenance building, a Police Department request for \$100,000 to build out the upstairs of the Complex (need a concept of how it will be done, what they want to do, and how it will be used); a new tanker for the Fire Rescue Department (what will it replace and what is the replacement schedule); Recreation fields for \$1,000,000 (concept, when, and where); Town Clerk safe \$100,000 (size, location, layout, related costs and installation requirements); Cemetery Trustees \$100,000 for land for a cemetery (where, when, how large); and updates to the basement renovations project sheet (which Carlson has worked on with Roy but has not yet been submitted to the Planning Board).

These items need further review with the Selectmen as well for consideration in any future budget process.

3. Cordes also updated the Board on Planning Board discussions regarding a meeting with Don Dollard to further discuss copyrighted information from the town tax maps. Selectmen will ask to meet with Dollard. Once a meeting is set, they will let the Planning Board know, so they can attend if they would like.

4. Cordes reported that he met with Jay Somers (Comcast) earlier this week. Somers was advised that the Town is seeking legal review on the new Cable Contract. Somers is reported to be working on the sidebar letter regarding details of the return line and a final draft of the Contract.

NEW BUSINESS

1. Selectmen reviewed the payroll manifest \$22,024.88 and accounts payable manifest \$50,905.10 both dated for 04 April 2008. Motion was made by Gates and seconded by Cordes to approve the payroll manifest in the amount of \$22,024.88. The vote was unanimously approved 2-0.

Richard Butler came into the meeting at 6:55 pm.

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Selectmen discussed with Butler the Interim Acting Fire Chief position and that the next few months of experience will be good for him and for the Town.

An open-ended appointment form cannot be done, instead it would be prepared for a one year term. After some discussion, an appointment form for a six month term as Acting Interim Fire Chief was reviewed. Motion was made by Gates and seconded by Cordes to appoint Richard D Butler to a six month term as Acting Interim Fire Chief for the Town. The vote was unanimously approved 2-0.

Selectmen then talked with Butler about the CIP request submitted by the Fire Rescue Department. (This was done by Chief Heselton in December 2007 or January 2008). They asked Butler to further define, by including a few sentences of what they have, why they would want to change/update, the information on what is being proposed and how it will enhance the departments ability over what they have now. The Board also asked for information on what the time frame is for the replacement of the tanker truck. Butler said he will get this completed.

Cordes also mentioned to Butler that the then-Rescue Squad had turned in a request for \$60,000 for a replacement vehicle. This was likely turned in late last fall, and Butler will also look further into this to provide additional information if it is to remain in the CIP document.

Butler indicated that he had just come from office hours at the station, and is planning to hold them on Tuesday and Thursday evenings from 5:00 to 7:00 pm and by appointment. This will be posted and also put on the Town's website. Butler will begin receiving the Chief salary amount for the pay period which began on March 30, 2008.

Butler left the meeting at 7:15 pm and took his appointment form to the Clerk's Office to be sworn in.

NEW BUSINESS CONTINUED

2. Selectmen reviewed the Accounts Payable accounts payable manifest \$50,905.10 dated for 04 April 2008. Cordes moved to approve this manifest in the amount of \$50,905.10. Gates seconded and the vote was unanimously approved 2-0.

3. Selectmen reviewed a follow-up letter to Leon Holmes Sr regarding the part-time Highway Department seasonal driver position that he has assumed. The letter was updated and signed by the Board.

4. Given the shortage of volunteers on town boards and commissions, Selectmen discussed a Job Fair to raise public awareness about the different town officials and volunteer positions that are in Fremont. There are many varied volunteer committees that serve the Town, and we really need more volunteers. The Board would like to start looking to do something by September for a fair.

This led to follow-up discussion about board and committee stipends, which had begun at the Planning Board level over a year ago. The Selectmen felt it may be time to start looking at how to begin to compensate people for these positions, and create a bit of incentive for more residents to come forward.

5. Selectmen would like to invite the Cemetery Trustees to a meeting to see how the fall project went at the Leavitt Cemetery, and how they are doing planning for Phase II of that work, as well as to get more information about the potential future land acquisition.

6. Selectmen signed outgoing correspondence to Deb Genthner to thank her for her service to the Town in the capacity of Parks & Recreation Commission member. She indicated she would not accept reappointment to the Commission due to her duties to the School Board.

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At 7:30 pm Cindy McRae and her daughter Danielle came into the meeting. They discussed a discretionary easement for her property, parcel 05-072, for the large barn at 245 Beede Hill Road. There was discussion about the statute and all of the parameters, as well as the continued learning process for the landowner and the Town.

McRae stated that the barn is structurally in pretty good shape. The roof is more than 40 years old and she would like to get that replaced before any damage takes place in the rest of the structure. McRae said she got estimates last fall for the roof, ranging between \$12,000 and \$15,000 to do the roof, depending on how much plywood sheathing has to be replaced.

She shared an article about the Goodrich Farm in Stratham, where a barn discretionary easement was done on an historic barn. It was also thought that Brentwood may have done one.

The assessment card was consulted to find that the barn is valued for tax purposes at \$25,500. At the current tax rate, this is about \$550 annually in taxes.

Questions were posed about whether or not it remains with the property if sold, and whether it could be in place in perpetuity. A list of questions including these was generated for additional research to be done.

A public hearing is required in accordance with the statute.

Cordes said he admired the program and believes it is an important part of the historic nature of this rural/agricultural NH. Gates said he also supported it, given this barn is right on the road and the whole hilltop has wonderful character for Fremont.

McRae needs to continue to sort out what she would like to propose. Carlson had obtained information this week from MRI Assessor Joey Smith. McRae should make a proposal to the Town, to accompany the State Form PA-36, to include anywhere from 25 to 75% off the value of the barn, and the terms of the easement, which must be at a minimum, 10 years. The penalties for withdrawing were also reviewed.

Carlson advised that the application form had been submitted in accordance with the deadline, and that the Town had up to 60 days to act on it, including gathering of this additional information. Ms McRae was asked to make a proposal to include the percentage of reduction in assessment and time frame for the discretionary easement.

A follow-up appointment was scheduled for 7:30 pm on May 1, 2008. Email addresses were obtained such that if Carlson should be able to put additional information together for them, it could be sent out and reviewed prior to that meeting.

The McRae's left the meeting at 8:00 pm.

NEW BUSINESS CONTINUED

6. Selectmen reviewed the folder of incoming correspondence.

7. Selectmen reviewed an Intent to Excavate for parcel 05-035 owned by John Galloway. Motion was made to approve it by Gates and seconded by Cordes. The vote was unanimously approved 2-0.

8. Selectmen reviewed and approved the wage schedule from Town Meeting budget approval. These rates were used with the payroll processed this week, and retroactive wages paid to the beginning of the year as budgeted.

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9. Given scheduling for the next week, Selectmen opted to move the meeting to Tuesday evening April 8, 2008 at 6:00 pm. This was re-posted tonight.

10. Selectmen reviewed the pending tax deed list provided by the Tax Collector this week. They indicated a letter should be sent to each owner indicating that this is pending and providing a date by which the Board hopes they can pay their taxes.

11. Selectmen reviewed a CTAP grant application for assistance to the Fremont Planning Board with Implementation Chapter of the Fremont Master Plan. Selectmen were in support of this application (requesting \$1,500 in funding) and Chairman Cordes signed the application form.

12. Selectmen reviewed a letter from Meredith Bolduc indicating her agreement to serve as a ZBA alternate such that the Board could more easily provide a quorum. The Board felt this could help with existing vacancies and Gates moved to appoint her as an Alternate to the Fremont Zoning Board of Adjustment for a two year term to expire March 2010, to fill the unexpired term of Robert Wines. Cordes seconded and the vote was unanimously approved 2-0.

Selectmen drafted and signed a letter to Guerwood Holmes regarding no further work occurring on North Road, and to update him on the process of hiring an engineer in follow-up to the meeting last week.

NON-PUBLIC SESSION

At 9:15 pm a motion was made by Gates and seconded by Cordes to enter non-public session pursuant to NH RSA 91-A:3 II (a) to discuss an employee personnel evaluation. The vote was unanimously approved 2-0.

At 9:20 pm motion was made by Gates and seconded by Cordes to return to public session. The vote was unanimously approved 2-0.

Motion was made by Gates and seconded by Cordes to accept the annual review and performance appraisal for Thom Roy and approve the increase to grade 14 step 9; which is up one step from his current wage and location in the matrix. This vote was unanimously approved.

NEXT WEEK

The Board of Selectmen will meet next on Tuesday April 8, 2008 at 6:00 pm.

The Budget Committee meets on Wednesday April 9, 2008 at 7:00 pm.

With no further business to come before the Board, motion was made by Gates and seconded by Cordes to adjourn the meeting at 9:30 pm. The vote was unanimously approved 2-0.

Respectfully submitted,

Heidi Carlson
Town Administrator